

01483 419 300

20 High Street, Godalming
Surrey, GU7 1EB
e-mail office@emery-orchard.co.uk

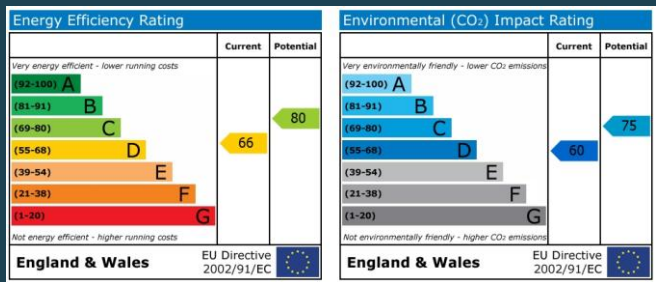
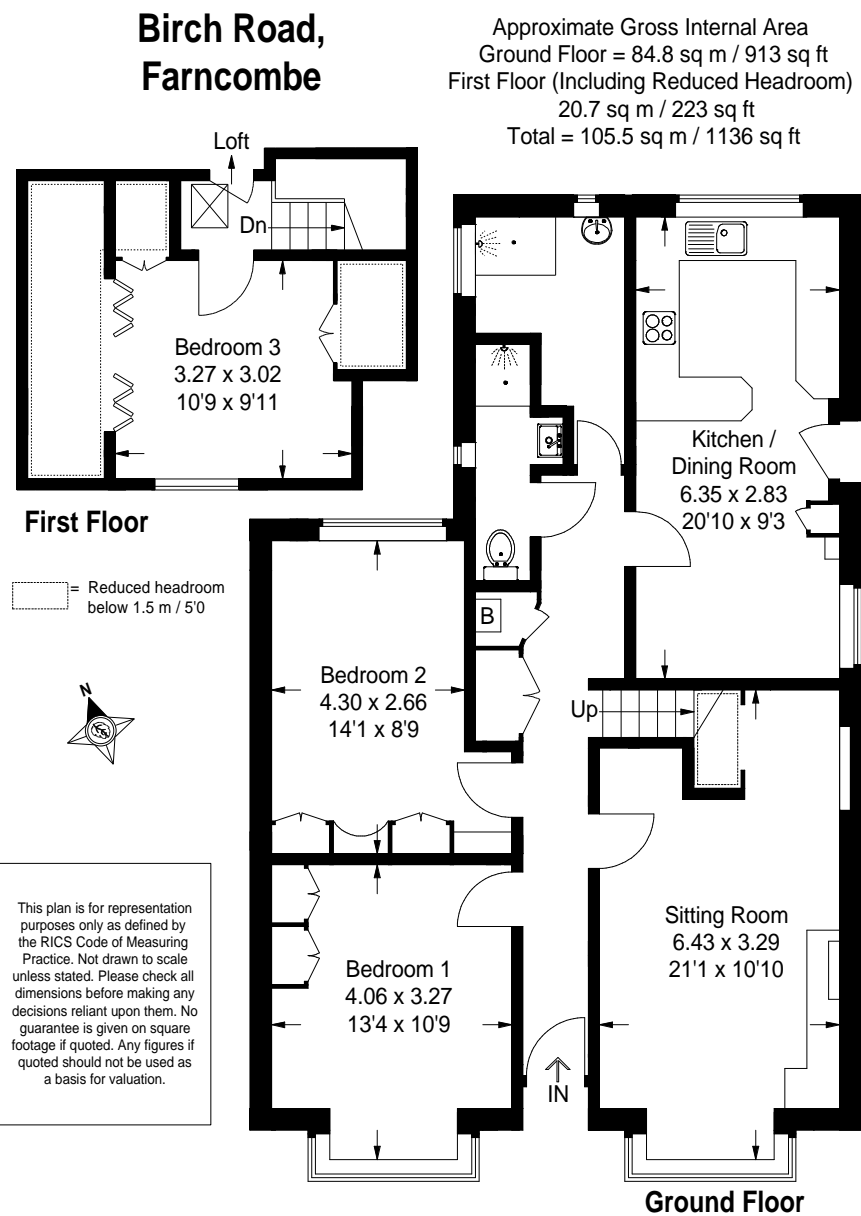
 www.emery-orchard.co.uk



01483 419 300

20 High Street, Godalming
Surrey, GU7 1EB
e-mail office@emery-orchard.co.uk

 www.emery-orchard.co.uk



These details are intended as a guide only and whilst believed to be correct are not guaranteed and they do not form part of any contract. We would inform prospective purchasers that we have not tested any equipment, appliances, fixtures, fittings or services. Any items not referred to in these particulars are excluded from the sale unless separately agreed.



27 Birch Road
Farncombe Surrey GU7 3NT

Price: Guide Price £435,000 Freehold








27 Birch Road
Farncombe Surrey GU7 3NT
Price: Guide Price £435,000 Freehold

DESCRIPTION: Birch Road is an established residential road conveniently located within easy reach of Farncombe village centre and main line station. Number 27 is an attractive three bedroom detached chalet bungalow believed to have been originally constructed in the 1930s having rendered elevations under a pitched tiled roof. Internally the property offers scope for further improvement with accommodation that includes on the ground floor a living room, kitchen/dining room, two double bedrooms and two shower rooms whilst on the first floor there is a further bedroom. Over the years the house has benefited from the installation of gas central heating and double glazed windows. Outside there is a driveway providing off road parking. To the rear of the property there is a level and enclosed garden with mature shrubs and trees. The property is likely to appeal to purchasers seeking a property in a convenient location that offers scope for improvement

AT A GLANCE

- Established Residential Road
- Easy Reach of Main Line Station
- Living Room
- Kitchen/Dining Room
- Three Bedrooms
- Two Shower Rooms
- Gas Heating
- Double Glazed Windows
- Off Road Parking
- Level Enclosed Rear Garden

KEY FACTS

	DISTANCE TO STATION	
	Farncombe	0.6m
	DISTANCE TO A3 AND M25	
	A3	2.6m
	DISTANCE TO CENTRE	
	Farncombe	0.7m
	DISTANCE TO SCHOOLS	
	Infant	0.6m
	COUNCIL TAX	
	Band	E
	Junior	0.8m
	Secondary	0.7m



DIRECTIONS: From our office in the High Street proceed down Bridge Street and across the mini roundabout into Bridge Road. At the next roundabout take the second exit on to the A3100 (Meadrow) and then take the third turning on your left hand side into Hare Lane. Continue along Hare Lane which leads into St Johns Street and at the T junction turn right into Summers Road. Continue along Summers Road bearing sharply round to the left and over the level crossing into Bourne Road. Continue along Bourne Road and take the third turning on your right hand side into Furze Lane. Continue along Furze Lane and the turning for Birch Road will be found towards the end of Furze Lane on your right hand side.

